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Housing Needs and Conditions in America's Cities

A Survey of the Nation's Principal Cities

June 1984

UNITED STATES
CONFERENCE OF MAYORS

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SUMMARY OF FINDINGS

The overwhelming conclusion of the U.S. Conference of Mayors Survey on Housing Needs and Conditions is that the demand for housing assistance among lower income households is increasing, and that the resources available to meet this rising demand are inadequate.

A total of 77 percent of the respondents to the survey said that demand had increased over the last year. No respondents reported any decline whatsoever. The cities surveyed reported an average wait for housing assistance of 20 months for all types of assistance on which they reported, with the wait for Section 8 Existing Housing Certificates for families topping the list at 25 months' average wait. Moreover, these averages mask a range of waiting list lengths which is staggering. For instance, the longest wait recorded in the responses was 302 months, for family Section 8 certificates, while a waiting list of "0" months was recorded at least once for each particular type of housing for which information was sought.

The cities surveyed by the Conference of Mayors are a diverse sample of American cities. A total of 66 cities were included in the survey tabulations, with a total population of 26 million persons. The largest city included in the survey is Los Angeles, population of 2.97 million, and the smallest was Burlington, Vermont, population of 37,712. The average population of the cities covered in the survey is 394,000, and the median population 250,000.

The survey also shows a good distribution geographically around the country. The Northeast accounts for 23 percent of the total cities included; the South accounts for 21 percent; the North Central region accounts for 21 percent; the Southwest for 26 percent; and the Northwest for 9 percent of the total.

In addition, the surveyed cities have broad experience in the various assisted housing programs. All together, the surveyed cities reported that they contain 428,050 units of assisted housing of various kinds, ranging from a high of 36,320 units to a low of 235. The average number of assisted units in the survey is 6,485, while the median is 3,794.

Other major findings from the survey include the following:

- Demand for assisted housing is so out of scale with available housing resources that 61 percent of the cities surveyed have closed their waiting lists to households seeking assistance.

- Even when assistance is available, many recipients cannot use it because the housing market is so tight. For instance, 55 percent of the respondents reported that 25 percent or more of their Section 8 Existing Housing Certificates are eventually cancelled because recipients cannot find suitable units at acceptable rents.

- The resources already in place in American cities are under severe stress, with the demand for rehabilitation and modernization funding

far outstripping the funds available. The surveyed cities were asked to estimate their need for modernization funding in existing public housing. The total need came to $1.7 billion. However, the same cities estimated that they expect to receive only $218 million of this total--or 12 percent--in current modernization plans.

- Cities perceive the most critical roadblocks to adequate housing for lower income people to be a lack of income, and inadequate or substandard dwelling units. Only a small minority of respondents believes either of these problems has improved over the last two years, and a large majority believes the problem of low income has gotten worse.

- When asked if the private sector could meet local needs absent housing subsidies, 89 percent said "no."

- Cities themselves are contributing funds for housing assistance through a variety of means, including Community Development Block Grants (CDBG) and direct contributions to public housing authorities. However, shrinking resources at the local level have meant cutbacks in some of these areas in the last two years.

FOREWORD

Since its founding in 1932, the U.S. Conference of Mayors has been a major force in the assisted housing field. Over this period, impressive progress has been made. Americans are better housed than ever before. Great strides have been made in eliminating dangerous housing conditions in many areas. The overall condition of American housing has improved tremendously since the federal involvement in this area began in 1934.

Yet despite this progress, housing remains one of the most pressing social issues confronting American Mayors today. Although over 60 percent of the American people currently own their own homes, millions of Americans can no longer even dream of buying a house. Although housing costs for millions of households have declined over the years, for many millions of other families, rent burdens are reaching intolerable proportions. During the decade of the 1970's, the median value of a home rose by 175 percent, and rents rose by 125 percent. In contrast, household income over the same period rose only 98 percent.

For lower income tenants, the situation has become particularly grim. During the 1970's the total number of units available to those earning $3,000 or less per year at 30 percent of income dropped by 75 percent, to a total of less than 1.5 million. The total number of households in this category declined by only 50 percent to a total of 2.9 million, leaving a shortfall in this income group alone of 1.4 million units.

Since 1978, the number of households living in poverty has increased by 32 percent, with 1 in 7 Americans--or 34.4 million persons--now living below the poverty line. Many of these households have been priced completely out of the private housing market.

In fact, 16 years after the adoption of national housing goals, the words of the 1968 Housing Goals and Annual Report still ring eerily true in urban America:

> "The policies designed to contribute to the achievement of the national housing goal (realization as soon as feasible of the goal of a decent home and a suitable living environment for every American family) have not directed sufficient attention and resources to the preservation of existing housing and neighborhoods; that the deterioration and abandonment of housing for the nation's lower income families has accelerated over the last decade, and that this acceleration has contributed to neighborhood disintegration and has partially negated the progress toward achieving the national housing goal which has been made primarily through new construction."

Despite rising levels of poverty and homelessness, and the accelerated loss of low-income housing stock, budget cuts enacted by Congress since FY81 have reduced federal low income housing resources by almost 60 percent, the largest

percentage reduction of any discretionary program category in the budget. The FY85 budget proposals from the Administration would have cut appropriations for housing assistance programs by an additional 38 percent from FY84 levels.

Since 1934, when the Federal Housing Administration (FHA) was established, the country's track record in making housing affordable to millions of middle-class families has been unparalleled. But the fact that the President's 1981 Housing Commission could report that 7 million lower income households are paying more than 30 percent of their income for shelter and not receiving any federal housing assistance is vivid testimony to the unmet needs of lower income persons.

This survey provides information from cities all over the country on low income housing need and the resources available to meet it. The U.S. Conference of Mayors is committed to working with the Administration and the Congress to develop policies that will achieve the national housing goals. We hope that this report will contribute to this end.

This report was prepared by the staff of the Conference of Mayors, which is solely responsible for its content. The survey was designed, distributed and tabulated with the invaluable assistance of Modesto Abety, a National Urban Fellow carrying out his practicum at the Conference of Mayors during the Spring of 1984, and Rodney Hambrick, Conference of Mayors staff. The principal author of the report was Barry Zigas, Assistant Executive Director of the Conference of Mayors.

John J. Gunther
Executive Director
U.S. Conference of Mayors
June, 1984

METHODOLOGY

The U.S. Conference of Mayors sent the Survey of Housing Needs and Conditions questionnaire to a representative cross-section of cities with populations of 30,000 or more in late April, 1984.

The survey was sent directly to the Mayor of each city along with a letter from the Conference of Mayors Executive Director. To increase the response rate from the mailing, various steps were taken. First, a memorandum was sent to all members of the National Community Development Association (NCDA) in cities included in the survey notifiying them in early May that the survey had been sent to the Mayor and urging assistance in securing a response. During mid-May, contact was made with the Washington representatives of cities included in the survey for the same purpose. Finally, some additional cities were contacted directly by telephone by the Conference of Mayors and urged to complete the survey promptly.

A final draft of the survey was field tested by a number of housing and community development officials prior to its mailing to the Mayors. Recommendations received through this process were incorporated into the survey instrument, which was designed to facilitate response by the use of graphs and scales.

By May 30, completed surveys had been completed by 66 cities. A list of these cities is included as Appendix 1. The regional and population distribution of these cities is displayed in Tables 1 and 2 below.
A map showing which states comprise each of the five regions used in the report is attached as Appendix 2 to this report.

Additional surveys have been received since May 30, but these are not included in the tabulations presented here. They can be included in further analysis of the data.

The completed questionnaires were answered by housing, community development and/or planning officials knowledgeable about their cities and the subject of the survey. Because the survey sought information about public housing and Section 8 programs, the use of Community Development Block Grant (CDBG) funds, as well as overall housing conditions, needs and fair housing policies, the responses in many cities represent a collaboration among various agencies and individuals.

The survey's questions sought factual information. In some instances subjective judgments were called for based on the respondent's awareness of factual data. A copy of the questionnaire is included as Appendix 3 to this report.

The information presented here addresses the housing needs and conditions of cities that responded to the survey. Although we believe the results reflect a representative sample of American cities, the conclusions presented here cannot necessarily be extrapolated to cities not surveyed or included in these results. While we believe the conclusions are indicative of housing needs and

conditions in America's principal cities, the conclusions must be tempered by an understanding of the survey's limitations.

TABLE 1

RESPONDENTS BY POPULATION CATEGORIES		
	Number/responses	Percent of total
30,000-49,999:	4	6%
50,000-99,999:	5	8%
100,000-499,999:	42	64%
Over 500,000:	15	23%
Average population of respondents:		394,070

TABLE 2

RESPONDENTS BY REGION		
	Number/Percent of total responses	
Northeast	15	23%
North Central	14	21%
South	14	21%
Southwest	17	26%
Northwest	6	9%

*Does not add to 100 due to rounding.

HOUSING NEEDS

A major finding of the Survey on Housing Needs and Conditions is that demand for assisted housing of all kinds has increased over the last year, in some cases dramatically.

All surveyed cities were asked whether, during calendar 1983, the demand for assisted housing for low income families had "increased," "decreased,", or "remained the same." A total of 51 cities--77 percent of those responding--said that it had increased. Another 13 cities, or 20 percent, said that it had remained the same. No respondents stated that it had decreased, although two failed to answer the question.

In response to a question regarding the extent of change in demand over the last year, 69 percent of those who identified an increase estimated it to range between 25 and 100 percent, with 23 percent estimating the increase in the 50 percent and up range.

The stark reality of this unmet demand is illustrated in the waiting lists local communities are maintaining at the present time for all types of assisted housing. Among all the respondents to the survey, the average time between application for assistance by a low or moderate income household and the actual delivery of the assistance was 20 months. Among all the respondents to the survey, a total of 227,777 households were on waiting lists at the time of the survey, with an average among all surveyed cities of 3,451.

Because of the range of housing assistance available at the local level, respondents were asked to provide the length of time applicants wait for a variety of housing assistance. The average waits as reported by the respondents are displayed in Table 3 below.

While these average waits are sobering enough, they mask a range of waiting list lengths which is truly staggering. For instance, while at least one community reported no wait at all in each of the categories for which information was sought, the waiting lists also ranged as high as 302 months--or almost 30 years--for Section 8 Certificates for families. Table 4 shows the highest and lowest figures reported for each category of assistance on which information was requested.

Respondents were also asked to estimate what percentage of the households on their waiting lists currently lived in substandard housing, or paid more than 50 percent of their income for rent. A total of 73 percent of the respondents said that 50 percent or more of the households on their waiting lists fit either or both categories. In other words, the families awaiting assistance include a high percentage of those who by all counts are suffering the greatest need for housing assistance.

Not surprisingly, these figures prove daunting not only at the national, policy making level, but also provide a powerful discouragement to new appli-

TABLE 3

WAITING LISTS FOR ASSISTED HOUSING
(Average waits reported by respondents)

PROGRAM	TYPE OF HOUSEHOLD: Family (upto 2 bdrms)	Large Family (3 or more bdrms)	Elderly	Handi-capped
Public Housing	18 mos.	23 mos.	16 mos.	8 mos.
Section 8 Certificate	25 mos.	24 mos.	16 mos.	10 mos.

TABLE 4

WAITING LISTS FOR ASSISTED HOUSING
(Range of waits reported by respondents; highest/lowest in months)

PROGRAM	TYPE OF HOUSEHOLD: Family (upto 2 bdrms)	Large Family (3 or more bdrms)	Elderly	Handi-capped
Public Housing	126/0	124/0	301/0	60/0
Section 8 Certificate	302/0	97/0	255/0	60/0

cants at the local level, thereby masking a significant reservoir of unmet need. This is vividly illustrated by the finding that 55 percent of the respondents said they believed that families in their own jurisdictions were discouraged from applying for assisted housing. Moreover, 61 percent of the cities have actually closed their waiting lists and stopped accepting any new applications at all.

The evident discouragement of lower income housing applicants is apparently well-founded. In 29 percent of the responding cities, 50 percent or more of the Section 8 certificates allocated require at least one extension of the original 60 days provided in order to find a suitable and affordable unit.

Indeed, 55 percent of the respondents said that 25 percent or more of the certificates they issued were eventually cancelled altogether because recipients cannot find units suitable for the program. A total of 24 percent of the respondents said that their cancellation rate reached 50 percent or more of the certificates issued, and 6 percent ranked the cancellation rate at 75 percent or more of those issued.

NB: Under the Section 8 Existing Housing program, local public housing agencies issue certificates to eligible households. These recipients then have 60 days--which can be extended--to find a housing unit suiting their family characteristics and carrying rents within HUD's "Fair Market Rent" guidelines. Tenants pay 30 percent of their income for rent, and the Section 8 subsidy makes up the difference between this amount and the approved rent on the unit. Commitments to eligible tenants are cancelled when the recipients are unable to find suitable units within the allotted time period. These certificates are usually then issued to another household and the process begins again until a unit is placed under subsidy.

Another relevant finding is that actual admission to public housing is no guarantee of security. A total of 68 percent of the respondents reported that evictions in public housing have increased over the last two years.

DECLINING SUPPLY

Despite the rising and critical demand for assisted housing among these cities, 57 percent of the respondents said that the supply of housing available to low and moderate income households had decreased or remained the same over the last 5 years. Many of those who said the supply had increased cited significant federal investments in new construction and substantial rehabilitation through programs which have been practically eliminated over the last three years.

Moreover, even 40 years after federal assistance in low income housing began, only 12 percent of the respondents--8 cities--estimated that one-half or more of the eligible households in their cities are receiving assistance at this time.

The most frequently cited reason for a decreasing supply of housing was **decreased construction** , with increased demand from higher income renters cited second most frequently. Table 5 below shows the responses from surveyed cities to the question, "if the low-income rental housing stock has been decreasing, please rank from 1-5 the major causes of this loss, with 1 being the major cause."

TABLE 5

CAUSES OF DECLINING STOCK FOR LOWER INCOME RENTERS
(Ranked in descending order of importance)

	1	2	3	4	5	Not Ranked
Decreased Construction	13	15	1	2	2	33
Increased Demand From Higher Income Renters	10	8	7	8	1	32
Other	9	2	2	1	3	49
Demolition	4	6	9	7	2	38
Conversion	0	1	10	9	8	38

These findings suggest that the combination of decreased rental housing construction--particularly the severe cutbacks in federally assisted new construction and substantial rehabilitation--coupled with increased competition from higher income renters is squeezing the lower income renter out of the urban housing market.

Moreover, when asked if the private sector could meet rental housing needs absent any subsidized production programs, 89 percent of the respondents said "no".

Barriers facing lower income households

Respondents were asked to rank the importance of 5 barriers to safe, decent, and sanitary housing in their cities. The results of this question are displayed in Table 6 below.

TABLE 6

BARRIERS TO DECENT HOUSING AMONG RESPONDENTS
(Ranked in descending order of importance)

	1	2	3	4	5	6	Not Chosen
Low Income	39	16	7	3	1	0	0
Inadequate/Substandard	11	21	17	12	4	1	0
Housing Shortages	11	14	18	10	5	4	4
Overcrowding	3	7	17	17	10	6	6
Other	2	7	2	2	2	5	46
Discrimination	1	2	2	16	35	3	7

As Table 6 shows, "low income" was clearly the single most important barrier chosen by the respondents, with 83 percent of them choosing it as either the first or second most important factor. Moreover, 65 percent of the respondents stated that this problem has gotten worse over the last two years, while another 29 percent said it had remained the same over that period.

The second most frequently cited barrier for lower income people was "inadequate or substandard dwellings", which 48 percent of the respondents chose as either the first or second most important barrier. "Housing shortages" was listed third most frequently, with 38 percent of the respondents choosing it as the first or second most important factor.

A total of 68 percent of the respondents felt that the problems of inadequate or substandard housing had gotten worse or remained the same over the last two years, while 73 percent of them felt this way about housing shortages. The full results of this question are displayed in Table 7 below.

TABLE 7

TRENDS IN BARRIERS TO DECENT HOUSING
(Frequencies of responses)

Problems:	Improved	Gotten Worse	Remained the same
Low Income	4	43	19
Housing Shortages	17	27	21
Overcrowding	11	25	29
Inadequate or substandard housing	21	22	23
Discrimination/ segregation	25	7	29
Other:( )	1	5	2

The importance of preserving existing housing stock

Substandard housing is still a major problem in the surveyed cities. Not only was it identified as one of the major barriers to lower income housing opportunities, but the surveyed cities were also asked to identify the number of vacant and abandoned units in their jurisdictions. While the average number of vacancies throughout the responding cities was 3,873, the range was vast--from a high of 53,687 to a low of 10.

Moreover, 57 percent of the respondents said that 50 percent or more of these units could be rehabilitated, and another 18 percent said that between 25 percent and 50 percent of them could be rehabilitated.

Not surprisingly, the cities also identified rehabilitation of existing units as the single most effective way to combat substandard housing, with fully 74 percent of the respondents picking this as the first or second most effective technique. Code enforcement, a related tactic, was the first or second choice of 45 percent of the respondents to this question. A full display of these results can be found in Table 8 below.

TABLE 8

PUBLIC ACTIONS MOST EFFECTIVE IN ELIMINATING SUBSTANDARD HOUSING
(Ranked in descending order of importance)

	1	2	3	4	5	Not Chosen
Rehabilitation	29	20	11	2	1	3
Code Enforcement	16	14	14	14	4	4
Assistance to families in existing housing	10	13	23	10	8	2
Production of new housing	8	10	12	20	9	7
Demolition	5	5	4	11	36	5

This interest in and need for rehabilitation is most dramatically brought home in the existing public housing stock. A total of 208,710 units of public housing were included in the respondent cities, according to figures provided by the cities. This ranged from a high of 23,546 in one city to a low of 99 in another. The average number of public housing units per city was 3,162, and the median 1,670 units. Cities were asked to estimate the total dollars needed to bring existing public housing units up to "standards" through the modernization program operated by HUD. Among all the respondents, the stated demand totals $1.7 billion, with an average need of $26 million per city. However, the surveyed cities estimated that they would receive a total of only $218 million to meet these needs, or 12 percent of the stated requirement. Expected funding averaged only about $3.3 million per city. Table 9 below summarizes these findings.

TABLE 9

ESTIMATED NEED AND ANTICIPATED FUNDING FOR PUBLIC HOUSING MODERNIZATION
(Estimates provided by surveyed cities; $'s in millions)

	Funds Needed	Funds Expected
Total among all cities in sample	$1,706.49	$217.79
Average needs in sample	$25.85	$3.29

Once again, these figures illustrate dramatically the impact of federal funding on the condition and affordability of low income housing. Based on these survey findings, there is a tremendous shortfall between need and available resources, particularly from the federal side.

HOUSING DISCRIMINATION

Although it was most frequently the fourth or fifth choice of respondents as a barrier to housing availability, discrimination still looms as a major impediment to decent housing in many cities. Among the respondents, 67 percent reported that they maintain a fair housing office to handle complaints about housing discrimination. Half of the respondents reported that the nature of housing discrimination complaints has not changed significantly in the last two years, while a substantial proportion--26 percent--failed to answer this question. In addition, 52 percent of the respondents said that complaints have not increased in the last two years. In contrast, 33 percent said that they had.

More importantly, the surveyed cities reported that discrimation against minorities and against female-headed households with children remains a serious problem in many localities. Of the 51 cities who reported that demand for housing assistance had increased over the last year, 37 percent said that housing opportunities for minorities were either "difficult" or "very difficult", while 73 percent of the same group said that female-headed households with minor children found it "difficult" or "very difficult" to acquire decent housing. (Among the repondents as a whole, 40 percent said minorities had a "difficult" or "very difficult" time, and 70 percent said the same for female-headed households with minor children.)

Still, 55 percent of the total respondents indicated that the situation for minorities has gotten better in the last five years, and an additional 17 percent said it had stayed the same.

CITY RESPONSES TO HOUSING NEED

Despite federal cutbacks, cities surveyed are themselves devoting resources to provide assisted housing to needy households. For example, 74 percent of the respondents stated that housing related activities are a "very important" part of their Community Development Block Grant (CDBG) program. But the funding squeeze is clearly evident--42 percent of the respondents said that contributions for housing activities had declined over the last 2 years.

A major aspect of CDBG funded housing work is through rehabilitation of existing dwellings. According to the survey, the "lump sum drawdown," through which communities are able to draw down large parts of an annual CDBG award to use in rehabilitation programs, was used heavily--by 67 percent of the respondents. Nearly a quarter of the respondents--23 percent--said that this technique was "critical" to their program's success, and another 24 percent ranked it between "important" and "critical". This finding is especially important in light of repeated Administration attempts to eliminate this provision from the CDBG statute.

In the public housing area, too, cities are contributing to upkeep and maintenance. Although only 29 percent of the respondents said that the housing authority is part of the municipal government, 41 percent said their contributions to the housing authority had increased or remained the same over the last two years.

In addition, 39 percent of the respondents said they have used tax-exempt financing to build low income housing; 33 percent said they had used it for other rental housing; and 30 percent said they have used tax exempt financing for owner-occupied housing development.

APPENDIX 1

CITIES INCLUDED IN THE SURVEY OF HOUSING NEEDS AND CONDITIONS

Albuquerque
Allentown
Anaheim
Anchorage
Ann Arbor
Atlanta
Billings
Birmingham
Buffalo
Burlington, VT
Cheyenne
Cincinnati
Clearwater
Cleveland
Columbus, OH
Corpus Christi
Dallas
Des Moines
Detroit
Elizabeth
Erie
Flint
Fort Worth
Fresno
Garland, TX
Gulfport
Hartford
Honolulu
Indianapolis
Jacksonville
Kansas City, MO
Knoxville
Lincoln
Los Angeles
Louisville
Madison
Miami
Milwaukee
New Bedford
New Orleans
Norfolk
Oakland
Oklahoma City
Omaha
Philadelphia
Phoenix
Pittsburgh, PA
Portland, OR
Providence
Richmond
Rochester
Rockford
Salt Lake City
San Diego
San Jose
Santa Barbara
Savannah
Seattle
Syracuse
Tacoma
Tucson
Washington, D.C.
Waterbury, CT
Wilmington, DE
Winston-Salem
York

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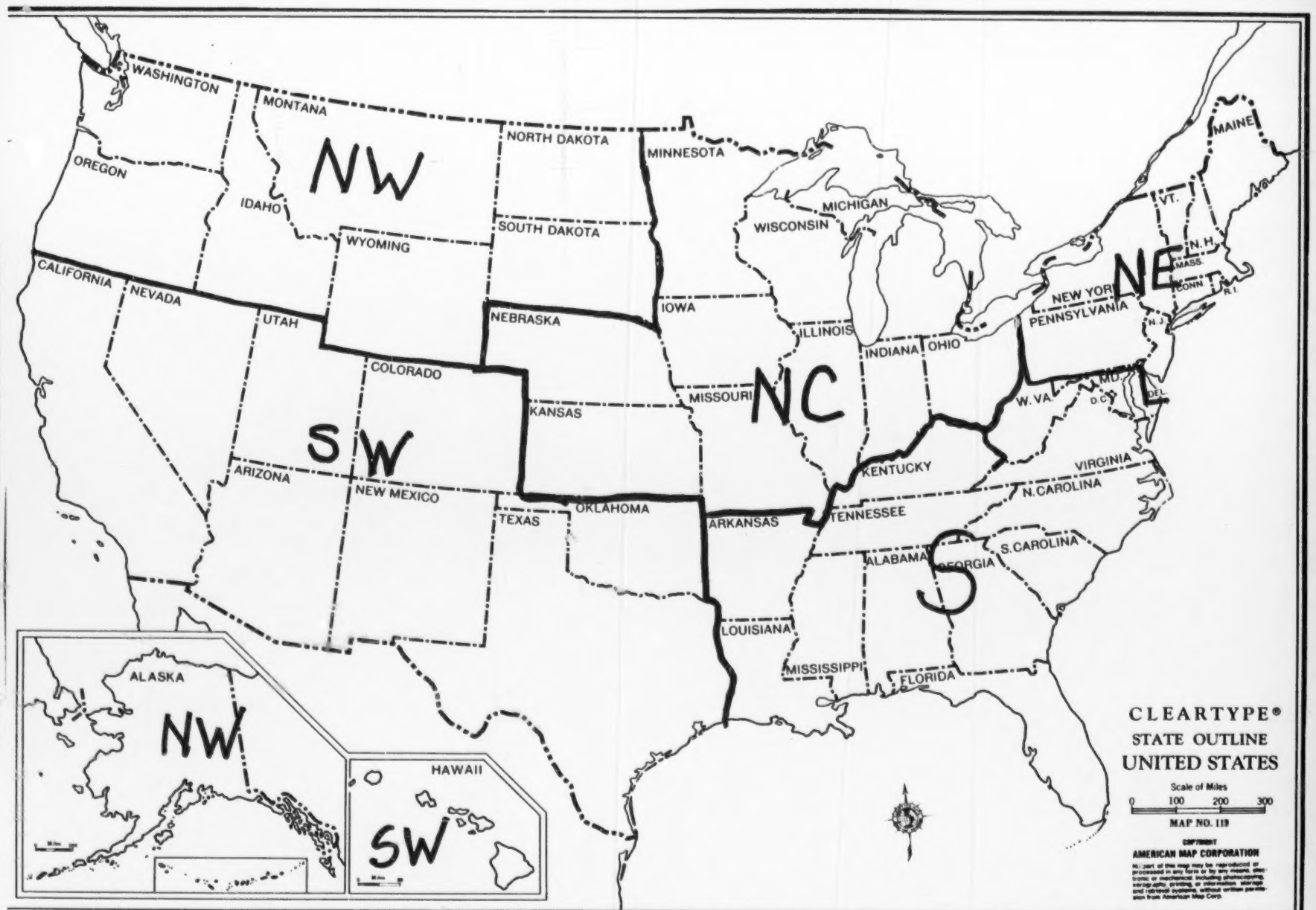
APPENDIX 2

MAP SHOWING STATES COMPRISING REGIONS IN REPORT



APPENDIX 3

SURVEY QUESTIONNAIRE

SURVEY OF HOUSING NEEDS

A. DEMAND/SUPPLY OF RENTAL HOUSING

1A) During calendar 1983, did the demand for assisted housing for low income families in your area:

_____Increase_____Decrease_____Remain the Same.

B) If it increased, please rank on the following scale the percent of that increase:

1% 25% 50% 75% 100%

Comments:_____

_____

_____

2) What is the average wait required in your area from the time of application for assisted housing, until an applicant actually receives assistance: **(PLEASE ALSO INDICATE IN MONTHS/YEARS FOR EACH PROGRAM AND HOUSEHOLD.)**
Average Wait: Years_____ Months_____

PROGRAM	TYPE OF HOUSEHOLD: Family (upto 2 bdrms)	Large Family (3 or more bdrms)	Elderly	Handicapped
Public Housing				
Section 8 Certificate				

Comments:_____

_____

_____

3) How many households are presently on waiting lists for assisted housing in your area?:_____

4A) Do you believe eligible low-income households in your area have been discouuraged from applying for assisted housing due to the length(s) of your waiting list(s): Yes_____No_____.

B) If yes, what evidence do you have?_____

_____

_____

_____

5) Please estimate the percentage of the eligible low-income households in your area currently being served by assisted housing:

1% 25% 50% 75% 100%

Comments:_____

_____

_____

6A) Have you stopped accepting applications for any assisted housing programs due to the excessive length(s) of your waiting list(s) in the last two years?: Yes_____No_____.

B) If yes, please comment:_____

_____

_____

C) Do you routinely purge your waiting list?
Yes_____ No_____, Comment:_____

7) Please estimate the percentage of households on waiting lists for assisted housing that are either paying over 50% of their income for rent, or currently living in substandard housing:

1%——25%——50%——75%——100%

Comments:_____

8A) Over the last five years, has the (safe, decent, affordable) rental housing stock available to low- moderate-income households in your area:

_____Increased_____Decreased_____Remained stable

Comment:_____

B) Please indicate the extent of this change with 1 indicating a great decrease and 10 meaning a great increase, and 5 "about the same."

1——3——5——7——10

(Great decrease) (About the same) (Great increase)

C) If the low-income rental housing stock has been decreasing, please rank from 1-5 the major causes of this loss, with 1 being the major cause.

_____Conversion to other use (condo, etc.)
_____Demolition or condemnation due to development.
_____Increased demand from higher income renters
_____Decreased construction.
_____Other_____

Comments:_____

9A) In the absence of subsidized production programs do you believe that private construction will be able to meet rental housing needs in your area?_____yes_____no.

B) To what extent will the private sector be able to meet demand.

1——3——5——7——10

(Not at all) (Meet half the demand) (Easily meet demand)

Please Explain:_____

10) What is the rental housing vacancy rate in your city?___

Comments:_____

11A) Estimate the number of vacant and abandoned units in your area:_____.

B) What percentage of these are rehabable?

1%——25%——50%——75%——100%

Comments:_____

12A) What percent of the total number of Section 8 Existing Housing Certificates issued in 1983 necessitated an extension to locate a suitable unit?:

1%——25%——50%——75%——100%

Comments:_____
_____
_____

B) What percent of the Section 8 Existing Housing Certificates issued in 1983 were cancelled due to the families' inability to locate a suitable unit within the prescribed time:

1% 25% 50% 75% 100%

Comments:_____
_____
_____

B. HOUSING CONDITIONS

13A) Would you please rank the following barriers to safe, decent, sanitary housing, in order of their importance in your community with "1" representing the most serious problem and "6" representing the least important

_____Low income.
_____Housing shortages.
_____Overcrowding.
_____Inadequate or substandard dwellings.
_____Discrimination/segregation.
_____Other:_____

Comments:_____
_____
_____

B) For each of the following conditions affecting housing choices, please indicate (x) if the situation has improved, gotten worse, or remained the same over the last two years in your area:

Problems:	Improved	Gotten Worse	Remained the same
Low Income			
Housing Shortages			
Overcrowding			
Inadequate or substandard housing			
Discrimination/ segregation			
Other:( )			

Comments:_____
_____
_____

14) In your area, what public actions have proven most effective in elimination of substandard housing?:
(Please rank from 1-5 with 1 being the most effective method).

_____Code enforcement.
_____Production of new housing.
_____Rehabilitation of existing housing.
_____Assistance to families to live in existing housing.
_____Demolition.

Comments:_____
_____
_____

C. FAIR HOUSING

15A) How would you describe the opportunities for minorities in your area to find safe, decent, affordable housing:

1	3	5	7	10
(Very difficult)	(Difficult)		(Somewhat Easy)	(No problem)

B) Is this _____better or _____worse than five years ago?

Please Comment:_____

_____

_____

16) How would you describe the difficulty experienced by female-headed households with minor children in your area in finding safe, decent, affordable housing:

1	3	5	7	10
(Very difficult)		(Difficult)	(Somewhat easy)	(No Difficulty)

Comments:_____

_____

17A) Does your city operate a "fair housing" office?
Yes_____No_____.

B) If yes, please estimate the percentage of all Fair Housing complaints filed with local government in the last two years, which were related to:

	1%	25%	50%	75%	100%
Refusal to sell					
Refusal to rent					
Discriminatory terms and/or conditions					
Discriminatory financing					
Other					

C) Has there been any significant changes in the types of complaints filed over the last two years?_____Yes _____No.

If yes, please explain:_____

_____

_____

18) In the last two years, has your area experienced an increase in fair housing complaints: _____Yes _____No.
If yes, please estimate the percentage of increase:

0	25%	50%	75%	100%

D. PUBLIC HOUSING/COMMUNITY DEVELOPMENT

19) Estimate the total amount of modernization funding your PHA needs to bring assisted units up to "standards": $_____. How much do you expect to receive in FY83-84?: $_____.
Comments:_____

_____

_____

20) Over the last two years, have evictions in publicly owned assisted-housing programs for non-payment of rent:

_____Increased substantially.
_____Increased somewhat.
_____Remained the same.
_____Decreased.

Please estimate the percent of change:

1% 25% 50% 75% 100%

Comments:_____

21) Does the PHA plan the sale and/or disposition of any assisted housing?
_____Yes _____No.

Comments:_____

22) Have "Fair Market Rents" in your area kept up with inflation?_____Yes _____No.
If not, rank on the scale below to what extent FMRs have failed to keep up:

1 3 5 7 10
(FMR keeping up with inflation) (FMR lagging seriously behind inflation)

Comments:_____

23) On the scale below, please indicate the extent to which housing related activities are an important part of your CDBG activities:

1 3 5 7 10
(Not very important) (Somewhat important) (Very important)

Comments:_____

24A) Over the last two years has the dollar amount of CDBG funding for housing activities in your area: _____Increased ___Decreased_____Remained the same?

B) Please indicate below the estimated percentage of change:

0 25% 50% 75% 100%

Comments:_____

25A) Have you used lump sum drawn down provisions to finance housing, rehabilitation in your area? _____Yes _____No.

B) Please indicate on the scale below how important this provision was to the overall success of the project:

1	3	5	7	10
(Unnecessary)	(Somewhat important)	(Important)		(Lump sum was critical)

Comments:_____
_____
_____

26A) Is the Public Housing Authority in your community a part of the municipal government? _____Yes _____No.

Comments_____
_____
_____

B) If yes, does local government provide the housing authority with funds for:

_____General Operating
_____Modernization/ weatherization
_____Social Services
_____Code Enforcement
_____Security/crime prevention
_____Other

C) Has the amount of funding provided to the Housing Authority by the municipal government over the last two years:
_____Increased _____Decreased_____Remained the same?

Comments:_____
_____
_____

27) Has your local government used tax-exempt bond financing in the last two years to build:
_____Low-income rental housing.
_____Other rental housing.
_____Owner occupied housing.

Comments:_____
_____
_____

28) What is the population of your municipality?_____

29) Is your local government UDAG eligible? _____Yes_____No.

30) Does your municipality receive CDBG funding under the:

_____1st funding formula (population, poverty, and housing overcrowding)?
_____2nd funding formula (growth lag, poverty, and age of housing)?

31) Please list below the number of assisted housing units in your area:

	Number of Units
Public housing	
Section 8 assisted	
Section 8 new construction	
Section 202	
Home-ownership	
TOTAL:	

The confidentiality of this information will be protected by the U.S. Conference of Mayors. The following information is necvessary to keep tractk of the survey responses, and is strictly for U.S. Conference of Mayors internal use.

Name of person filling out survey:

Title:_____
Address:_____
Phone Number:_____
Date completed:_____

General comments on the survey or its design:_____
_____
_____
_____
_____
_____
_____
_____
_____